



2-4 Japaddy St, Mordialloc



Amazing space in prime position! With Caretakers residence!

Is your business outgrowing the space it is currently in?

Are you looking to relocate premises?

Do you need space for storage?

This property has it all. Two huge sheds 610 sqm approx (3 storeys high) and 250 sqm approx (2 storeys high).

Reception area with display. Offices, staff room, toilets.

As well as that there is a one bedroom caretakers residence up stairs with open plane lounge/kitchen area, separate bathroom and large outdoor area.

The property has a triple interceptor, 3 phase power. fully secure lock up electric gates, alarm.

Hoists and racking can be kept if new tenant requires.

This property also has a permit with council and a license for 'Wrecking'.

Don't miss out on this amazing opportunity.

Near all the main roads with direct access to Boundary Rd.

Contact Matthew Kenny 0413743876

1,900m<sup>2</sup>

<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	336
<b>Land Area</b>	1,900 m <sup>2</sup>
<b>Office Area</b>	100 m <sup>2</sup>
<b>Warehouse Area</b>	855 m <sup>2</sup>

#### Agent Details

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#### Office Details

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